



**DRAFT  
PLANNING & COMMUNITY  
DEVELOPMENT COMMITTEE**

**February 23, 2009  
MINUTES**

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**I. CALL TO ORDER**

Chair Lynn Norman called the meeting to order at 5:00 p.m. in the Council Chambers located on the first floor of Auburn City Hall, 25 West Main Street, Auburn, WA. Committee members present were: Chair Lynn Norman, Vice Chair Nancy Backus and Member Rich Wagner.

Staff members present included: Assistant Director Kevin Snyder, Principal Planner Elizabeth Chamberlain, Senior Planner Stacey Borland, Environmental Protection Manager Kelly McLain Aardal, Environmental Planner Jennifer Shih, Parks Planning & Development Manager Bob Wuotila, Transportation Planner Joe Welsh, and Planning Secretary Renee Tobias.

Audience Members included: Wayne Osborne, Wing-Yan Lau, Lina Muller, Ally Hockman, Alla Mazurets.

**II. APPROVAL OF MINUTES**

Committee requested that the last sentence in Section V.B., Storage Containers, "extensions over 30 days for hardship reasons and language that such requests would be reviewed administratively with an additional fee" be changed to "with a possible additional fee".

Member Backus moved to approve the minutes from the February 9, 2009 meeting as submitted, seconded by Member Wagner.

Minutes approved unanimously 3-0.

**III. ACTION**

**A. Resolution No. 4451 – Concession Agreement with Little League of Auburn**

Parks Planning & Development Manager Bob Wuotila presented Resolution No. 4451 which renews an agreement allowing the Little League of Auburn to operate the food concession stands at Brannan Park and Sunset Park from March 1 to July 31, 2009.

Member Backus moved to forward Resolution No. 4451 on to full Council for approval; seconded by Member Wagner. Motion was approved unanimously 3-0.

**B. Resolution No. 4452 – Concession Agreement with Optimist Club of Auburn**

Parks Planning & Development Manager Bob Wuotila presented Resolution No. 4452 that renews an agreement allowing the Optimists Club of Auburn to operate the food concession stand at Game Farm Park from April 21 to November 14, 2009.

Member Backus moved to forward Resolution No. 4452 on to full Council for approval; seconded by Member Wagner. Motion was approved unanimously 3-0.

**C. Resolution No. 4456 – Storm Drainage Easement to Pierce County**

Bob Wuotila distributed a graphic showing the approximately 37 acre location of the new VRFA Lakeland Fire Station #33 in Auburn, with approximately two-thirds of the property in wetlands. Part of the construction requirements are improvements to the Pierce County roads along the property frontage. Pierce County requires that stormwater runoff from the road improvements be managed in a stormwater facility owned by the City of Auburn.

Member Backus moved to forward Resolution No. 4456 on to full Council for approval; seconded by Member Wagner. Motion was approved unanimously 3-0.

**D. Resolution No. 4457 – Utility Easement to Puget Sound Energy**

In order to provide electrical service to the new VRFA Lakeland Fire Station #33, Puget Sound Energy requires an easement to place equipment and transmission lines on the property owned by Auburn; Bob Wuotila distributed a map showing the proposed 60'x40' easement.

Paul Berry, Project Manager for VRFA, further answered Committee's questions about both easements.

Member Backus moved to forward Resolution No. 4457 on to full Council for approval; seconded by Member Wagner. Motion was approved unanimously 3-0.

**IV. DISCUSSION****A. Healthcare District Overlay**

Principal Planner Elizabeth Chamberlain provided a brief background history on previous discussions and the reason staff was bringing back a few previously discussed items including the historic area, permitted uses, and goals of the overlay. Any hospital expansion would more than likely go north and possibly east of their current location. This area is subject to a 75' height limitation due to its proximity to the Auburn Municipal Airport.

Senior Planner Stacey Borland explained that staff reexamined the proposed "historic area", noting that only one home is officially listed in the Washington Heritage Register and the National Register of Historic Places. Other homes have been inventoried and noted for their historic significance and architectural/style character. Staff sought the Committee's direction on renaming the "historic area" since it is not an official historic district. Committee does support changing the name and asked staff to research how other jurisdictions have handled similar situations.

Staff answered questions from Council-recognized historical buildings; these are King County Landmarks and any changes to the buildings must go through the

County for historic review. Staff will research and identify other Auburn buildings/homes that are landmarks in this area.

Staff reviewed the February 23, 2009 "Proposed Healthcare District Overlay" map with the Committee, noting two options for a proposed significant/notable area. Staff discussed the possibility of locating significant homes into a clustered area.

Committee discussed healthcare and non-health related uses, building height and parking located within the Residential Office (RO) zoned portion of the overlay. Committee will discuss code details and goals further after the HDO neighborhood meeting on April 1, 2009. Committee provided direction to staff on aspects of the neighborhood meeting and possible handouts were discussed.

#### **B. Environmental District/Green Zone Development**

Assistant Planning Director Kevin Snyder presented the draft revisions to Auburn City Code 18.33.040, Development Standards, and Auburn City code 18.33.050, Supplemental Development Standards, based on the direction of the Committee at its January 26, 2009 meeting. Committee reviewed and provided direction to staff.

Staff advised that they are preparing a 3D visual representation to explain the massing impacts of the different ranges (35%, 50%, 75%) of maximum lot coverage that will be presented at a future meeting.

Committee discussed green building design guidelines and principles specified in the United States Green Building Council's Leadership in Energy and Efficiency Design (LEED) Rating System. Committee does want to use the LEED Silver rating designation as it applies to green building construction methods, but is also interested in possible incentives that would result in a higher certification such as Platinum level certification. Committee asked staff to research LEED Platinum rated buildings and identify incentives for this level.

### **V. INFORMATION**

#### **A. Director's Official Decisions and Report**

- The new Environmental Planner Jennifer Shih was introduced to the Committee.

#### **B. PCDC Status Matrix**

- Add Shoreline Designation to March 23, 2009 meeting.
- Item 2 – Mayor clarified that Council's original vision was Auburn Way S from Highway 18 to the beginning of the Muckleshoot Reservation at approximately R Street.
- Item 8 – Community Building – Diversity Consultants. Ask new Cultural Diversity Liaison to provide an update at the April 13, 2009 meeting. Staff to follow up on whether the final report from the consultants was submitted.
- Staff Task List
  - Item #4 – Change date to 2010 and review after Valley Cities has completed their project.

**C. Information**

- **Shoreline Designation Map**

Environmental Manager Kelly McLain Aardal presented the Shoreline Designation Map to the Committee. There are three proposed shoreline designations within the city. Ms. McLain provided an update on the Shoreline Master Plan. Department of Ecology (DOE) officially accepted our draft as final. The revised draft will go to the Planning Commission on March 3, 2009. Comment period with DOE ends on March 4, 2009; Ms. McLain will bring significant comments to the Committee on March 23, 2009. The grant expires June 30, 2009; staff anticipate having the Plan finalized and approved by May 1, 2009.

- **Stimulus**

Mayor Lewis provided a current update on the Stimulus Package funds and projects.

- **Signs**

Mayor reported on requests by the business community to look at the current limitations for signs given the economic climate. Mayor has asked staff to contact members of the original Sign Ad- Hoc Committee to receive their comments on changing the City Code regarding signs. Several years ago, this committee selected a consultant and drafted the city code for signs.

**VI. ADJOURNMENT**

There being no further business to come before the Planning and Community Development Committee, Chair Norman adjourned the meeting at 6:49 p.m.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

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Lynn Norman, Chair

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Renee S. Tobias, Planning Secretary